

APPROVED
MEETING MINUTES
NORTHWEST PROGRESSO – FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
FORT LAUDERDALE
CRA CONFERENCE ROOM
914 NW Sistrunk Boulevard, Suite 200
NOVEMBER 29, 2016 – 9:30 A.M.

Cumulative Attendance
May 2016 - April 2017

<u>Members Present</u>	<u>Attendance</u>	<u>Present</u>	<u>Absent</u>
Ron Centamore, Chair	P	7	0
Sonya Burrows, Vice Chair	P	7	0
Jessie Adderley	A	5	2
Leann Barber	P	6	1
Alan Gabriel	P	6	1
John Hart	A	2	1
Mickey Hinton	A	6	1
John Hooper	A	4	3
Dylan Lagi (dep. 10:50)	P	7	0
Steffen Lue (arr. 10:20)	P	4	3
Scott Strawbridge	A	6	1
John Wilkes (arr. 9:46)	P	6	1

Currently there are 12 appointed members to the Board, which means 7 would constitute a quorum.

Staff

Jonathan Brown, Northwest CRA Manager
Bob Wojcik, Planner II
Thomasina Turner-Diggs, NPF Project Coordinator
Sandra Doughlin, DSD/ECR
Glendon Hall, Housing and Economic Development Manager
Mona Laventure, Recording Secretary, Prototype, Inc.

Communications to City Commission

None.

I. Call to Order / Roll Call

Chair Centamore called the meeting to order at 9:45 a.m. It was noted that a quorum was not present at this time.

II. Approval of Minutes from November 7, 2016 Special Meeting and October 26, 2016 Regular Meeting

As a quorum was not present, the minutes could not be approved. It was also determined that other actionable Items on the Agenda could not be addressed due to the lack of a quorum.

III. Discussion – Mosaic Agreement

IV. Funding Request / Residential Rehab

V. Discussion – Discontinuing Funding for Flagler Village Projects

VI. Discussion – ULI TAP Report

Chair Centamore recalled that a report by the Urban Land Institute's (ULI's) Technical Assistance Panel (TAP) was presented to the Board, based on development along the Sistrunk Corridor to the west of the railroad tracks. He felt the Board was in agreement regarding the development of Sistrunk Boulevard and restoring it to an active retail area.

Ms. Burrows commented that the ULI TAP report accurately addressed the wishes and needs of the Sistrunk community. She noted that while the report was accepted by the Redevelopment Advisory Board (RAB) and officially adopted by the City Commission via Resolution, no action has been taken on it thus far. Mr. Brown observed that a number of elements remain to be addressed, such as the communication of a shared vision for CRA-owned lots. He felt clarification of this vision was necessary before the CRA may begin to seek the types of industries it wants to attract.

Ms. Burrows pointed out that the ULI TAP report states the CRA should first focus on small local businesses. Mr. Brown explained that this was the reason for the recent CRA Open House, which sought to make existing businesses aware of the programs the CRA has to offer and to enhance and improve the area.

Ms. Burrows continued that the ULI TAP report also recommends that a capital summit be convened within the CRA within roughly six months, as a primary issue in the community is access to capital. Mr. Brown replied that improving access to capital is the reason behind recent revisions to CRA incentive programs so they are more user-friendly. He pointed out that another recommendation of the report is to communicate a shared vision for the CRA, but this shared vision has not yet been determined.

Mr. Gabriel observed that the Board has held several discussions over the years regarding a vision for the area, but many of these were held before Mr. Brown began working with the RAB. He asserted that what they must seek to do is hold a discussion

on what the members feel the vision for the area should be and communicate this vision clearly to Staff.

VII. Transfer of City-Owned Lots to the CRA

Mr. Brown advised that members of the community want to know what will become of CRA-owned lots, as they want to bring more dollars into the area. Chair Centamore recommended a focus on both bringing new businesses onto the CRA-owned lots and rehabilitating existing buildings and development. He emphasized the Board's role in attracting the first few new projects to the area and assisting in financing them.

Chair Centamore agreed that there should be more discussion of what kind of development the Board wishes to see within the CRA, and suggested inviting members of CRA neighborhoods to the meetings so they may provide feedback on what they would like to see as well. Mr. Lue pointed out that they must also consider the type of development that can be encouraged on private property.

Ms. Burrows recalled that earlier in 2016, when the Board discussed amendment of the CRA Plan, they had raised the issue of seeking an updated demographic study, as the CRA's existing demographics are based on information from the late 1990s. There was also a desire to conduct market research. Mr. Brown recalled that updated census data was provided to the Board, as well as a report from Florida International University (FIU) that focused on housing and economic analysis for the entire City. He agreed to provide these reports once more as exhibits in conjunction with the updated CRA Plan.

Mr. Brown continued that one issue facing the CRA is that this census data did not reflect the type of favorable demographic change that could be used to attract new business and/or money. For this reason, the CRA has focused instead on a two-pronged approach encouraging existing businesses and using CRA-owned land to spur new investment. The CRA must take steps to attract new investment, as it will not otherwise come to an area characterized by the United States Department of Housing and Urban Development (HUD) as a low-income area.

Ms. Barber asked what entity decides which types of investment should be attracted, pointing out that it is necessary to attract both small and major businesses to the CRA. Mr. Brown replied that both types of business can be encouraged. He urged the Board to tell CRA Staff what types of businesses they would like to seek to attract through marketing and advertising. He cited the example of outreach to small restaurants, stating that it is not certain that this is the type of business the community wishes to attract.

Ms. Burrows referred again to the ULI TAP report, noting that it cites a desire to build upon the area's history of music and culture. Mr. Brown asked where development of this type might be encouraged within the CRA, explaining that Staff often has

discussions with businesses seeking to expand or relocate into the area, and it is important to know if these are the types of businesses the Board hopes to attract. Ms. Burrows requested that the Board be informed of these discussions between Staff and prospective businesses.

Mr. Brown advised that businesses seeking to invest in the CRA may not have time to wait for feedback from an advisory entity. He urged the Board to discuss this issue in greater depth during today's meeting in the interest of establishing a vision for the CRA, including the types of businesses to reach out to and the locations at which they could be encouraged. He concluded that once a larger vision is determined, it can be taken to the CRA Board as well.

Mr. Lagi pointed out that different areas of the CRA can encourage different types of development, with separate focus areas that may attract adaptive reuse, lot-to-lot development, and others.

Mr. Gabriel stated that different Board members seem to be asked for their input on a vision for the CRA in their different capacities from within the community rather than as a single entity functioning as an Advisory Board. He continued that public issues, such as what is allowed in different zoning districts or what is or is not wanted by a particular community, are a separate concern.

Mr. Brown agreed that this was the issue he was seeking to address, pointing out that while the ULI TAP report may represent what the overall CRA wants, individual community associations may have their own wishes, and CRA Staff does not want to go against these wishes.

Ms. Barber advised that the CRA should first provide incentives to local businesses, which would stimulate activity that is appropriate to various neighborhoods. Mr. Brown agreed that there should be a balance of both local and broader outreach. Ms. Barber noted, however, that she did not feel there has been enough work with local businesses.

Mr. Brown pointed out that if a request is less than \$50,000, an update is provided to the Advisory Board, although the item may not come before them for approval. He estimated that there are three to four current applications from local businesses to CRA incentive programs.

Housing and Economic Development Manager Glendon Hall explained that there may be issues with some businesses, citing the example of a business that does not own its building but wishes to make upgrades that the property owner does not want. He noted that many property owners are absentee owners, which presents an additional impediment.

Mr. Brown emphasized the role of the Board, as they have played a significant part in revising the CRA's incentives. Between now and the time that the CRA will sunset, there will be approximately \$80 to \$90 million to spend on incentives and redevelopment. He cautioned, however, that the Board or CRA Staff may not stop a developer who makes an offer to a private property owner for purposes of gentrification, although they may be able to help property owners get fair value, just as they can assist owners and businesses through incentive programs.

Mr. Hall advised that the CRA team is relatively new, and many of its members share the concerns of the community, including concern for economic injustice. He explained that Staff's intent is to make sure that changes to the CRA are what is wanted by the community for certain locations or properties.

Ms. Burrows stated that it is up to property or business owners, rather than the CRA, to reach out to the community and seek their support. Mr. Brown pointed out that this is not always accurate, however, citing the example of City-owned properties.

VIII. Communication to CRA Board

None.

IX. Old / New Business

X. Public Comment

Brian Johnson, representing the Minority Builders Corporation, stated that his organization advocates for minority builders and is interested in the development of Sistrunk Boulevard. They hope to see continuing investment in projects in this area of the CRA, and would like to be part of that investment and development effort.

Hope Gary, CEO of the Fort Lauderdale Community Center, suggested that the Board seek to build awareness by inviting businesses into the area so they can see what could best be located there. She also felt the Board should reach out to the community to determine what they want. She pointed out the importance of not losing businesses that are already part of the community.

Nikki Austin-Shipp, Executive Director of Mt. Bethel New Visions Community Development Corporation, reported that she has heard from the community that new developments and businesses are often located in new buildings with nearby amenities that cannot be found in parts of the CRA. She advised that there should be a holistic partnership between the CRA, the developers, and the community at large.

Ms. Austin-Shipp added that while it is important to protect the historic aspect of the Sistrunk Corridor, it is also important to make progress to benefit the overall community,

even if individual members of the community may be resistant to change. She stated that it is imperative to protect what the CRA already has while also seeking to attract new businesses from around the country, and emphasized the importance of balance and compromise to create a vital and sustainable community.

Bobby Henry, publisher of the *West Side Gazette*, asserted that this newspaper is an underused way to reach out to the CRA community, especially those members who do not have access to the internet. He pointed out that incoming businesses should not seek to erase the footprint or identity of existing businesses within the community. He felt any improvements and new businesses should be for the benefit of the entire CRA.

Marie Huntley, business owner, added that existing businesses in the Sistrunk area contribute to its character, and recommended against replacing these businesses with new development. She urged the CRA to retain and restore existing businesses.

Karen Cherry, private citizen, stated that she wanted to make sure the Board did not consider redevelopment of the CRA from a financial perspective only. She called the Board's attention to Communities of Promise, which is a group of nonprofit organizations and residents working together to address issues within the community. She felt the Board must consider what this and other nonprofit entities are trying to accomplish.

Ms. Cherry continued that one difficulty facing her business was the restrictive nature of a previous CRA incentive program, which required applicants to occupy a building for a certain length of time before they were eligible for the program. She emphasized the role of community organizations in any plan for the area, as well as the need for a plan to help small businesses and restaurants survive.

Mr. Johnson of the Minority Builders Corporation asked if there is a log listing proposals presented within the Sistrunk Corridor, as well as the outcome of those proposals. Mr. Brown replied that a log exists since his time working with the CRA, although he was not certain if it had existed prior to this time. He explained that he wanted the Board to understand how CRA dollars must be programmed or lost, and noted that business owners within the community may not be aware of the recent revisions to CRA incentive programs, which differ from programs offered in the past.

Mr. Brown advised that these programs do not exclude existing businesses, and encouraged these businesses to consider redevelopment on some of the City-owned lots, as major developers may not be interested in these single-family-sized lots.

Ms. Burrows stated that she felt it would be a positive step for the CRA if an established or historic business or building could be rehabilitated or repurposed. She offered the example of the Mizell Center. She also pointed out that the CRA's primary goal is the elimination of slum and blight rather than economic development. She felt this would

create enthusiasm and excitement within the CRA community. Mr. Brown advised that the City Commission has given permission to the YMCA to negotiate a lease for the Mizell Center.

Mr. Brown continued that he wished to encourage all businesses in the area to spend time with CRA Staff to discuss the incentive programs available. He emphasized that the Northwest CRA is not the same entity it has been in the past, with new Advisory Board members, new incentive programs, and new redevelopment plans.

Ms. Barber expressed concern that in the past, most CRA dollars seemed to go toward assisting investors coming into the area. She felt one of the issues contributing to slum and blight was the existence of absentee landlords, and that one impediment to local ownership was the lack of access to capital for local investors. She asked if it would be possible for the CRA to partner with local banks and credit unions and create capital packages available to local residents who wish to invest in the community. Mr. Brown confirmed that while the CRA can work toward this goal, they do not control the terms of lending and underwriting.

Frank Schnidman, representing Florida Atlantic University (FAU), advised that in addition to Community Redevelopment Agencies, there is also a federal program known as the Community Reinvestment Act, which requires banks to invest a certain percentage of their capital within stressed areas. He pointed out that a capital summit would allow banks to see that the Northwest CRA is open for discussion and business. A capital summit would also provide the opportunity for the Northwest CRA and lending institutions to work together and incentivize capital contributions. He characterized it as a marketing tool to let banks know the City is willing to work with them.

Mr. Schnidman also asked if the recently amended CRA Plan would include language reflecting a new focus on transit and allow the CRA to contribute to the funding of the Wave Modern Streetcar project. Mr. Brown replied that there is no further revision planned for the CRA Plan at this point. Chair Centamore recommended that the Board continue to discuss its focus for the CRA in greater depth at its next meeting.

Mr. Brown noted that there are additional items on today's Agenda that the City Commission wishes the Board to address, including the CRA's agreement with Mosaic, the funding of projects in the Flagler Village area, and the transfer of lot ownership from the City to the CRA. He added that there has been the suggestion that the CRA purchase these lots, which are both residentially and commercially zoned.

The Board also briefly discussed the possibility of changing its previous meeting schedule and location, with Mr. Brown noting that there are currently no plans to meet in December 2016. The change was proposed mainly because the Board's previous Wednesday meeting time often resulted in a conflict with another scheduled meeting that used the same room. Mr. Brown confirmed that the City Manager did not take issue

with the proposal to change meeting sites and move the Board meetings outside of City Hall, although he would have to discuss the issue further with the City's Legal Department.

Mr. Brown added that the Board would also begin providing the City Commission with a monthly CRA Update, which would be similar to what is provided by the Beach CRA. This would include projects under discussion and content of Advisory Board meetings so the Commission is continually aware of activity in the Northwest CRA.

Mr. Wilkes stated that the Board should focus on visioning for the CRA, and should plan to discuss the possible transfer of City-owned lots to the CRA as part of this visioning process. He continued that while the Board may prefer some types of development over others on these parcels, they may not legally provide preferential treatment to some prospective buyers or developers over others. He recommended instead that the CRA offer a program that makes City-owned lots available at a discounted price if the developer meets CRA criteria.

Mr. Brown emphasized again that the program will be available to local businesses as well as outside developers. Ms. Barber reiterated the need for a capital summit as a means to level the playing field for local businesses with less access to capital. Mr. Brown explained that banks follow their own guidelines for underwriting the terms of loans, which will be followed unless the CRA can help incentivize and leverage these dollars. He noted that the CRA has already participated in consortium meetings with lenders.

Mr. Wilkes advised that the Board should not have unrealistic expectations of what can be accomplished through an incentive program, as activity will ultimately be dictated by the market. Banks will need to see businesses' plans and concepts before they will provide capital.

Mr. Hall also noted the need to re-brand areas within the CRA and encourage some uses over others. Mr. Brown added that the South Florida Regional Planning Council plans to conduct an inventory of uses within parts of the CRA, which may lead to the provision of capital dollars for cleanup and other forms of incentive.

Ms. Barber pointed out the need for businesses that are appropriate for individuals who may not have a college education, which would allow them more control over their properties and incomes. She suggested that vacant lots be considered for agricultural use, which requires little capital development and can contribute to a local farm-to-table movement that would involve local restaurants as well.

The Board again discussed prospective dates for the next meeting, determining that they would meet on Tuesday, December 13, 2016 at 2:00 p.m.

XI. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 11:40 a.m.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

[Minutes prepared by K. McGuire, Prototype, Inc.]